

8122 E. Sprague, Spokane Valley, WA 99212



Property Features:

- Located on the SWC of Sprague & Vista (Controlled Intersection).
 - 25,850 Vehicles per Day
- 24,527 SF+/- of vacant land.
- Improvements:
 - Fully Paved (Spring 2019).
 - Utilities stubbed for two tenant occupancy.
 - Electrical stubbed for additional security pole lighting.
 - Current design for 58 car parks & two structures.
- Parcel Dimensions: 123' X 200'
- Parcel #: 45192.0301
- Zoning: Regional Commercial (RC)



PRICING:

Build-to-Suit: Lease Rates Negotiable
Ground Lease: \$2,500/Month NNN

For More Information, Contact:

Mark C. McLees

509 622 3554

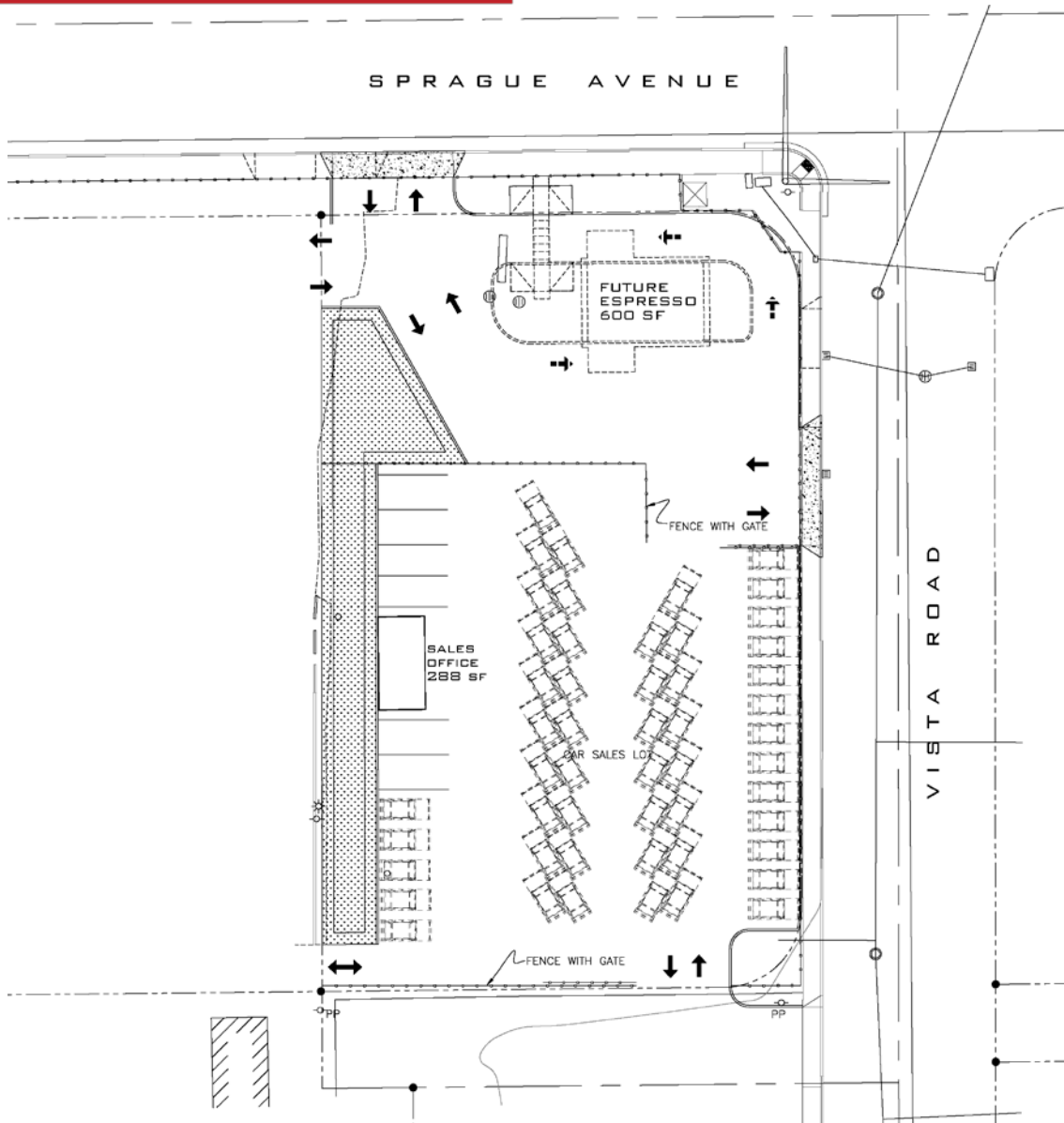
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Francesca Baier

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8122 E Sprague Current Site Plan



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